



MATTHEW JAMES

Property Services



58 Burlington Road, Coventry, CV2 4QF

Offers Over £165,000

THREE BEDROOMS... MASTER EN-SUITE... NO UPWARD CHAIN... FURTHER FAMILY BATHROOM... GROUND FLOOR SHOWER ROOM... END OF TERRACE... CLOSE TO ALL AMENITIES... BREAKFAST KITCHEN DINER... Located in the heart of Stoke, this lovely three bedroom property really does need to be viewed to appreciate everything that is being offered for sale.

Burlington Road is split by the A444, this property is located on the Stoke Heath side of the bridge. Having three larger than average bedrooms, master en-suite and family bathroom to the first floor, living room and kitchen dining room and cloakroom WC to the ground floor. There is also front and rear gardens and on parking is on street. Being double glazed and having a Vailant gas central heating boiler, this property is perfect for those that are looking to add to their portfolio or for the first time buyer. Currently tenanted but can be bought with vacant possession and having NO UPWARD CHAIN. Sounds good doesn't it? Want to book a viewing? Call us now.

Front Garden



Being stepped with steps that lead down and access through the front door into the:

Entrance Hallway

Having stairs off to the first floor and doors leading off to:

Living Room

11'11" x 11'6" (3.63m x 3.51m)



Having a PVCu double glazed window to the front elevation.

Open Breakfast Kitchen

15' x 8'6" (4.57m x 2.59m)



Having a PVCu double glazed window to the rear elevation, double glazed door that leads to the rear garden area, under stairs storage area, a range of wall, base and drawer units with roll top work surface over, integrated oven with hob and extractor over,

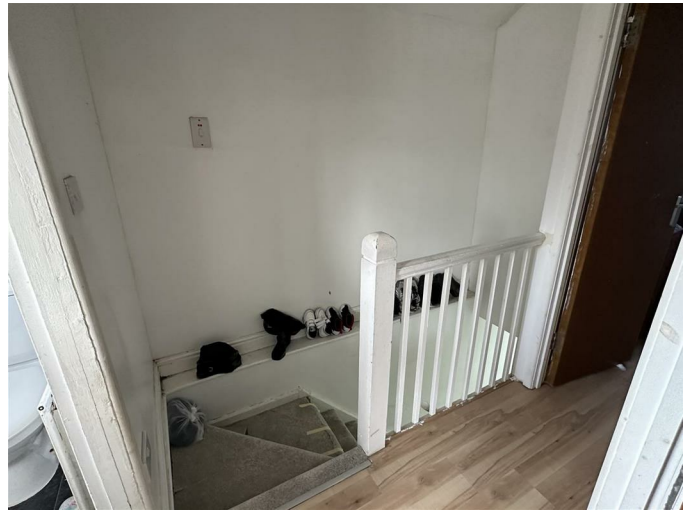
space for a fridge freezer, space for a table and chairs, space and plumbing for a washing machine and modern tiling to all splash prone areas. A further door leads off to the:

Shower Room / WC



Having a PVCu double obscure glazed window to the rear elevation, low level flush WC, pedestal wash hand basin and built-in shower enclosure with tiling to all splash prone areas.

First Floor landing



Having balustrade, access to the loft area and doors leading off to:

Bedroom One

12'10" x 11'2" (3.91m x 3.40m)



Having a PVCu double glazed window to the front elevation and door leading to the:

Master En-suite



(Not Measured) Having double built-in shower enclosure, extractor, wash hand basin, low level flush WC and tiling to all splash prone areas.

Bedroom Two

12'5 x 8'6 (3.78m x 2.59m)



Having a PVCu double glazed window to the rear elevation.

Bedroom Three

7'5 x 7'5 (2.26m x 2.26m)



Having a PVCu double glazed window to the front elevation.

Family Bathroom



Having a PVCu double obscure glazed window to the rear elevation, panel bath with Triton Ivory 2 electric shower over, pedestal wash hand basin, low level flush WC and tiling to all splash prone areas

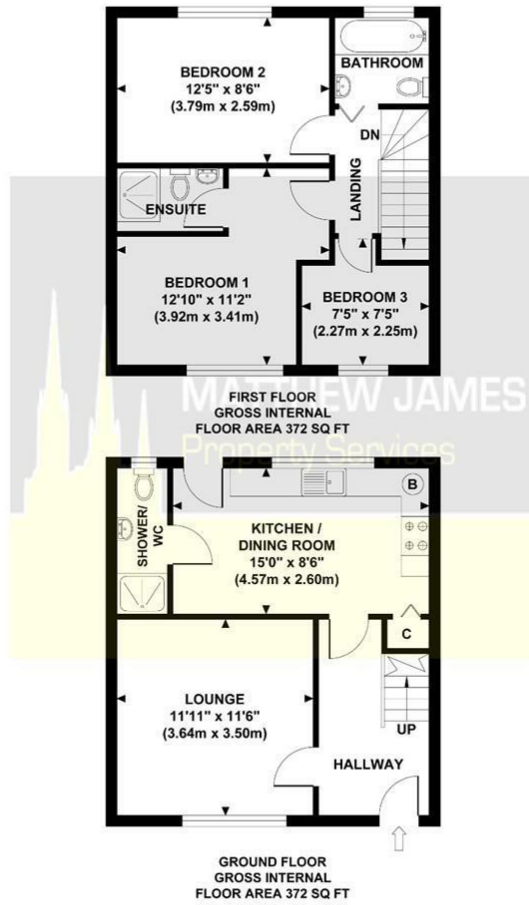
Rear Garden

Laid mainly to lawn with paved patio area, timber fence perimeter and timber pedestrian gate that leads to the front and side elevations. In need of some minor cosmetics works but doesn't detract from the rest of the property.

Floor Plan

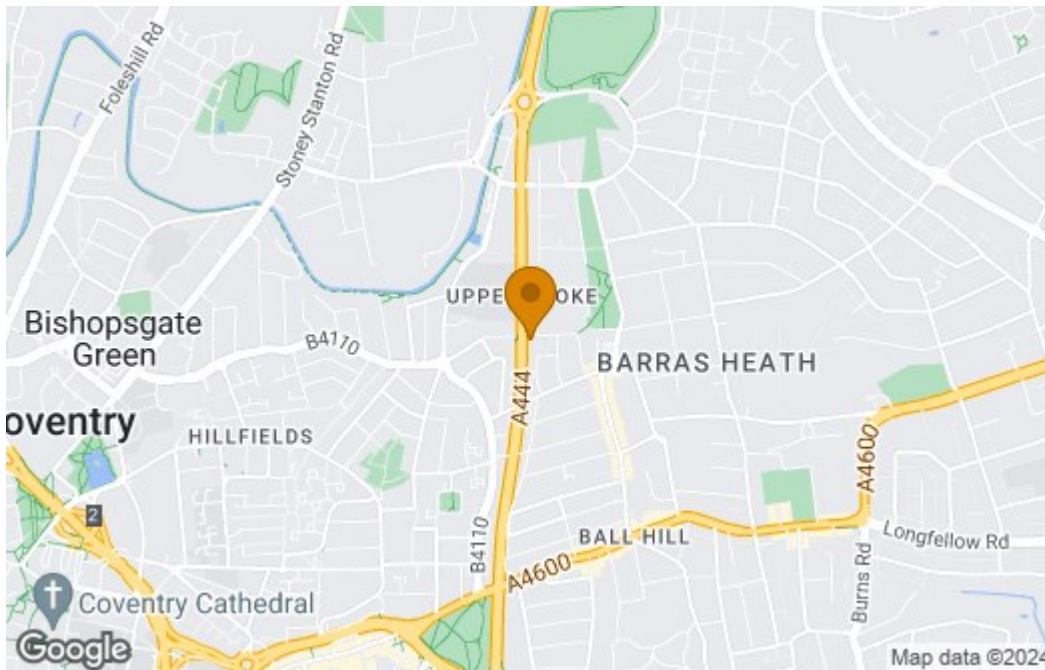
BURLINGTON ROAD

Approximate Gross Internal Area 744 sq ft / 69.10 sq m

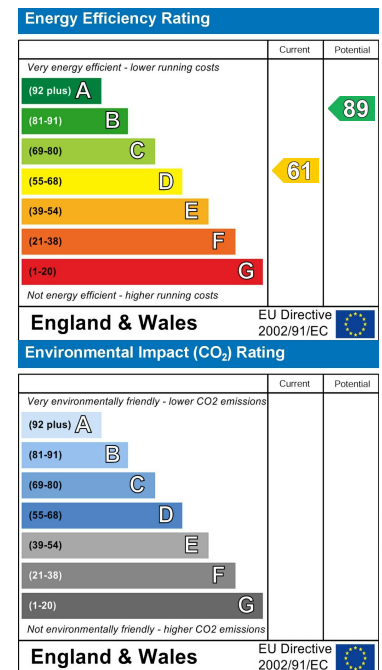


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

CONTACT INFORMATION

24a Warwick Row, Coventry CV1 1EY

02477 170170

info@matthewjames.uk.com

www.matthewjames.uk.com

Facebook

Twitter